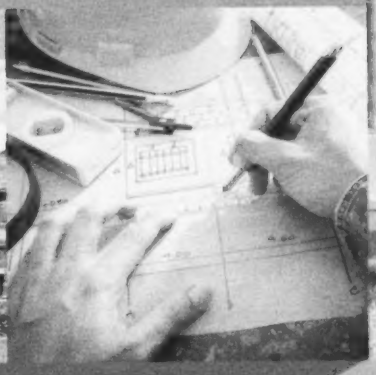
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: July 2018



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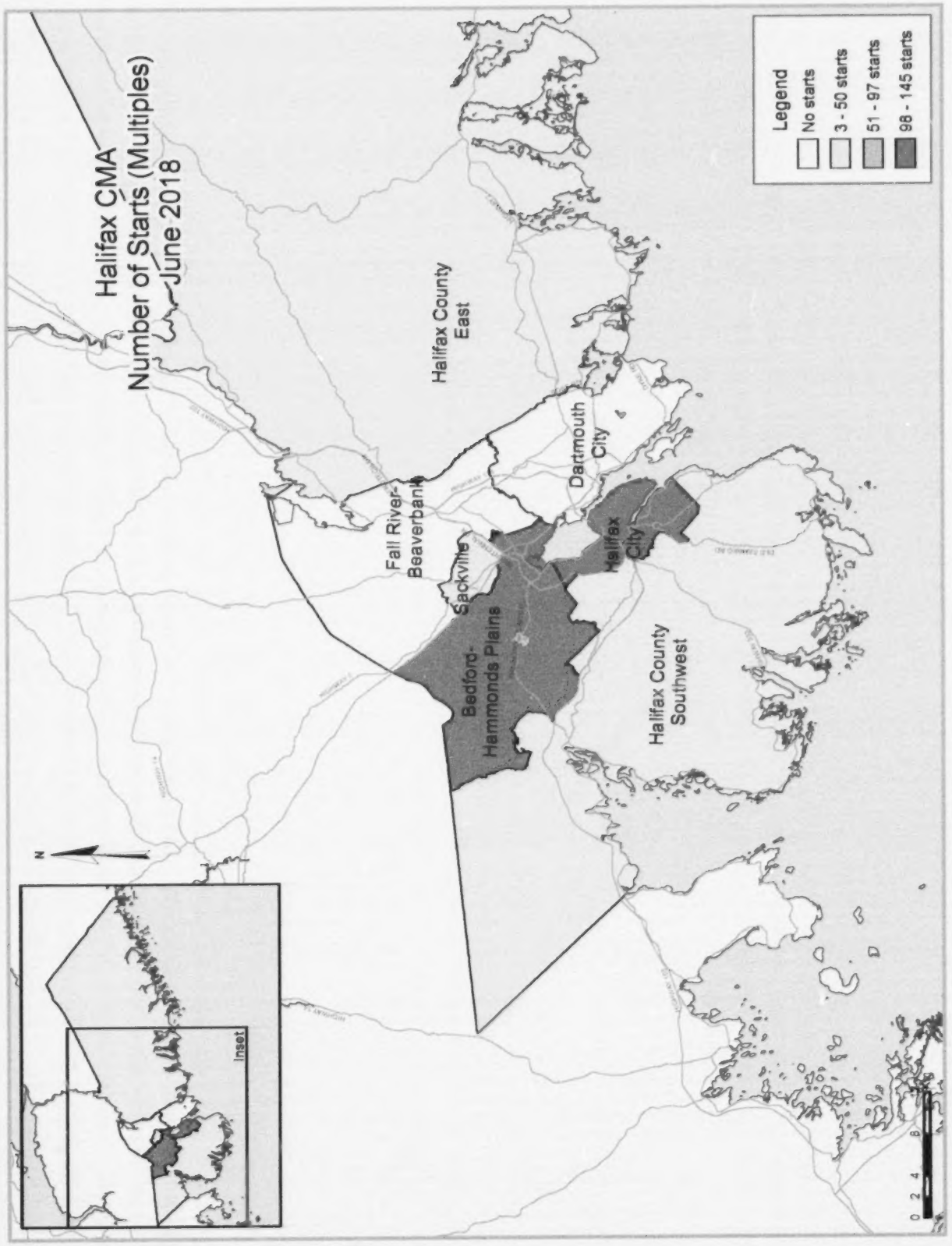
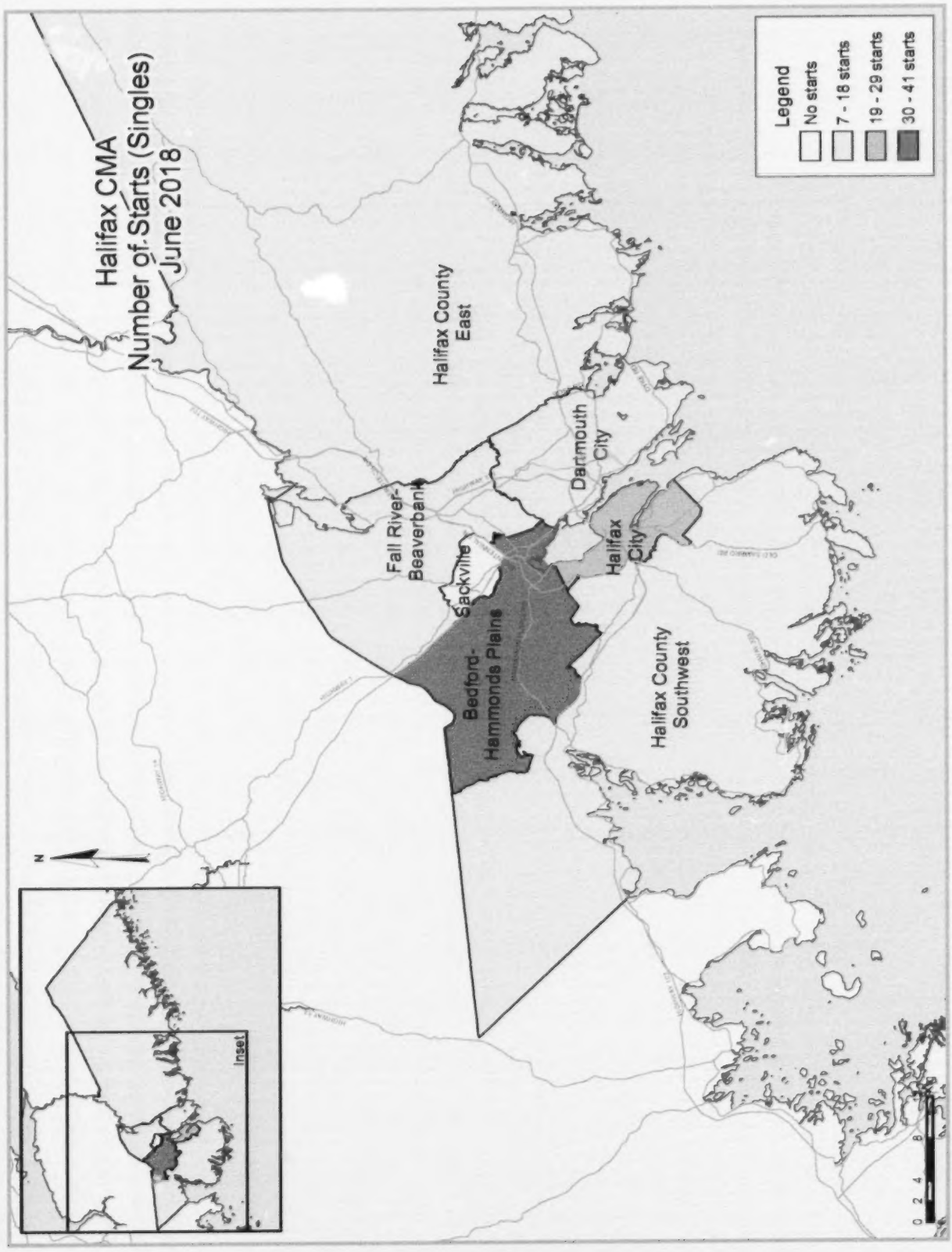
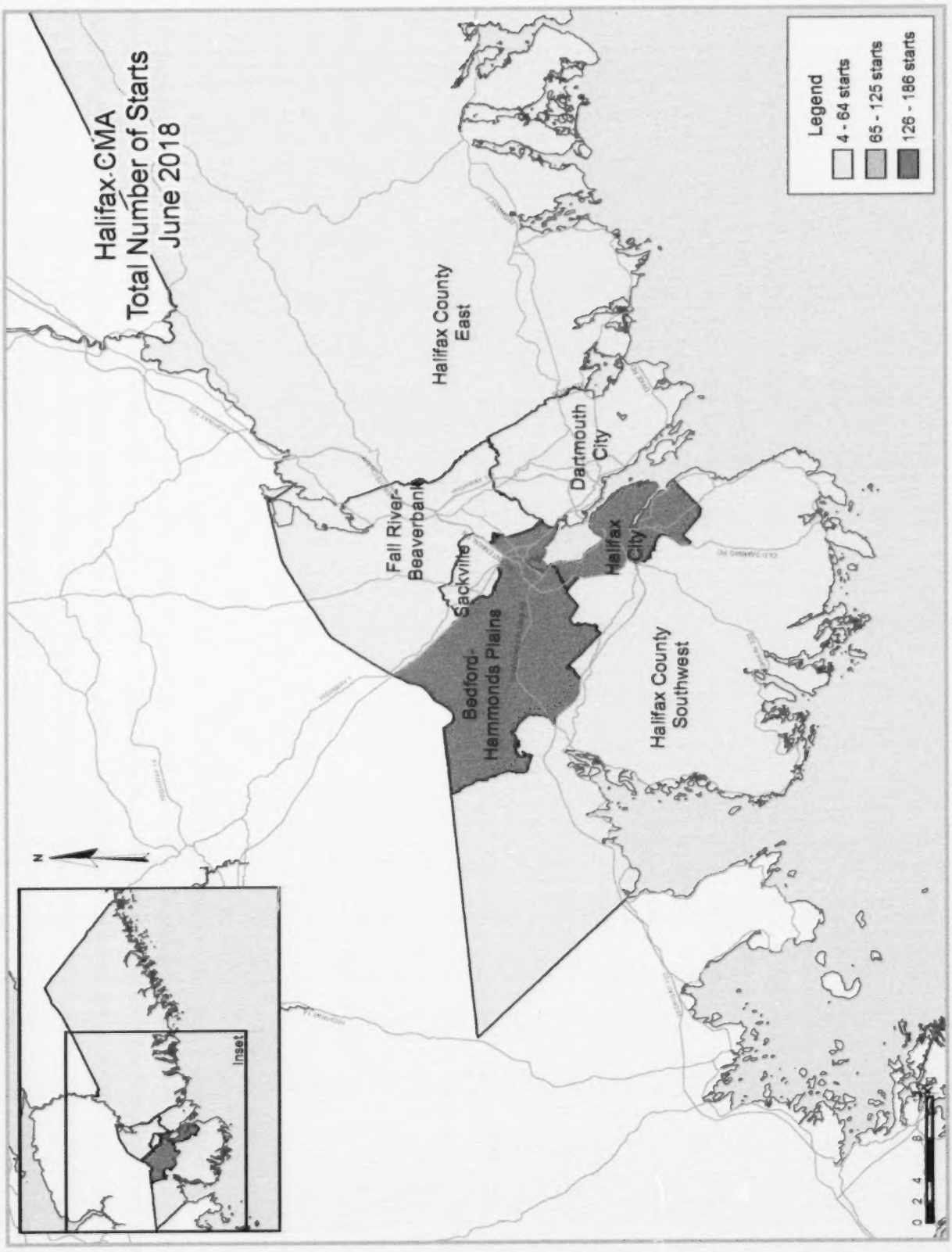
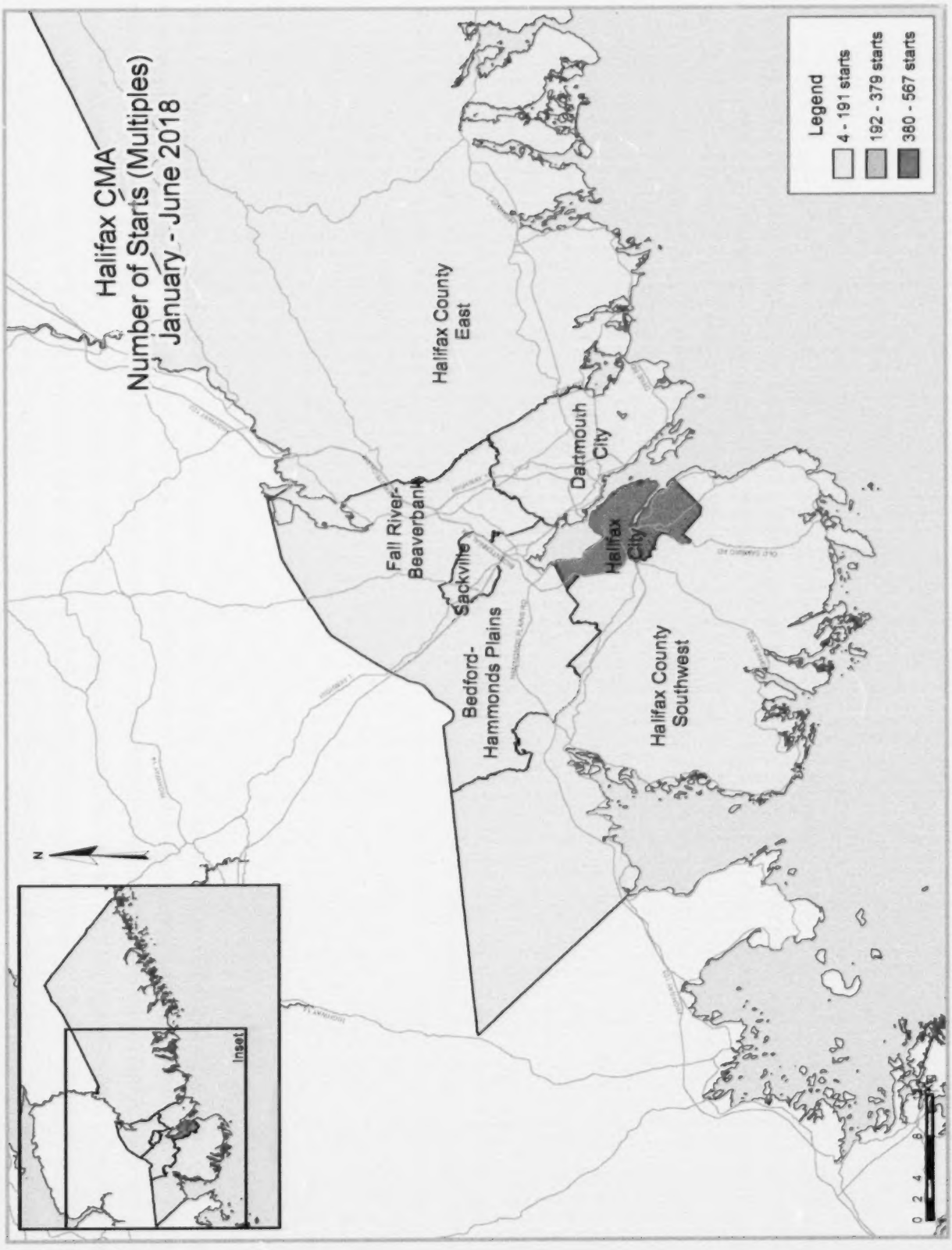
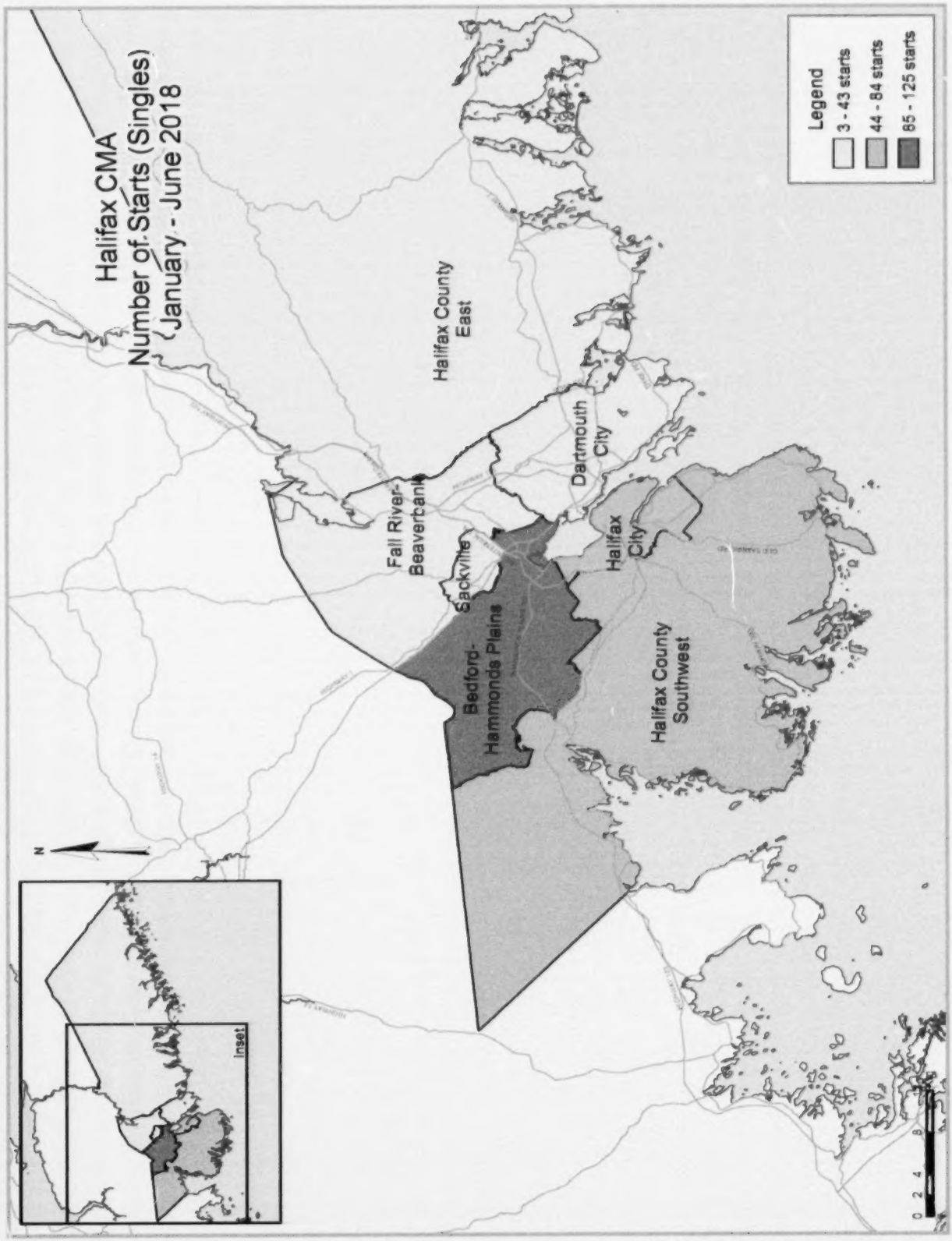
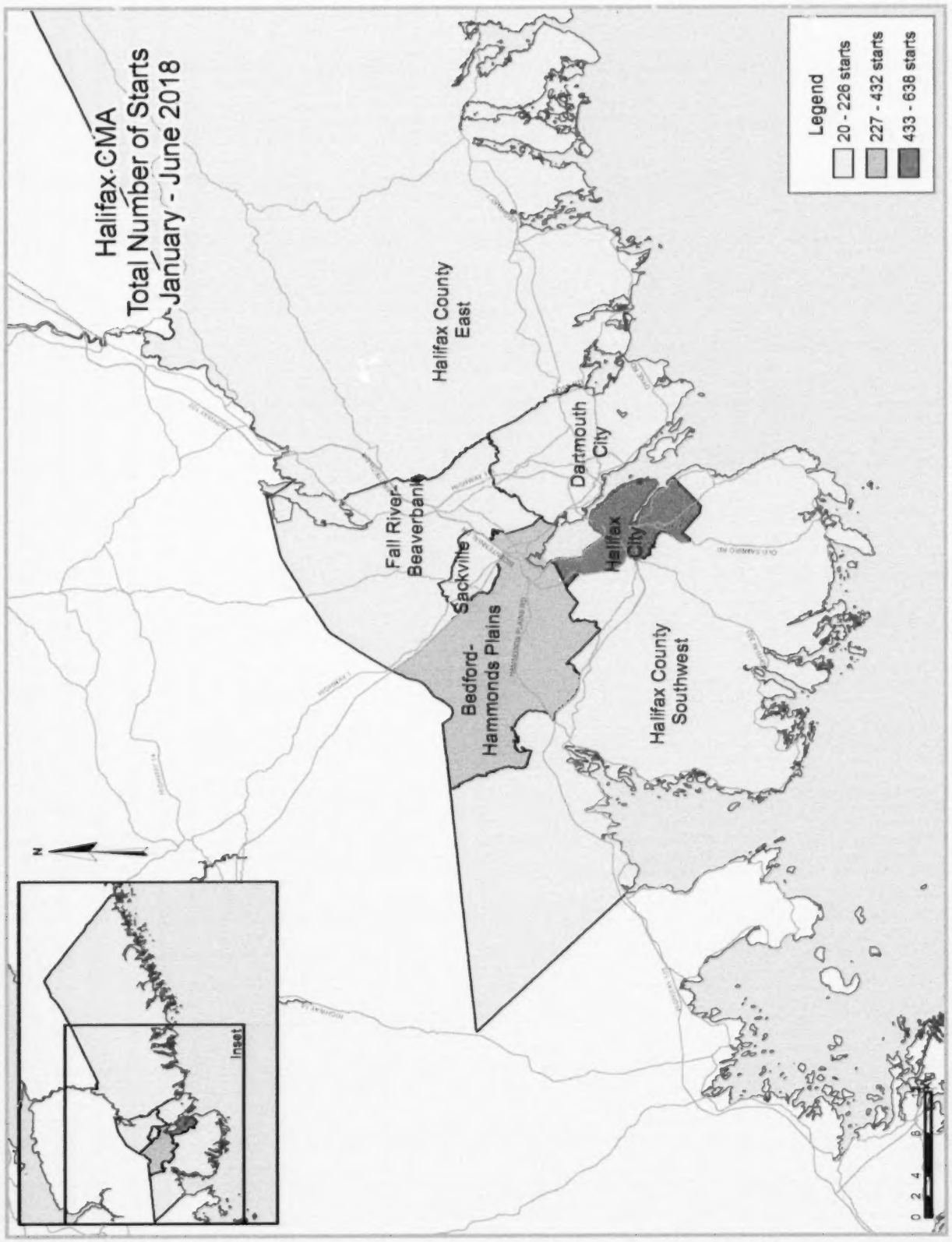

Halifax CMA
Number of Starts (Multiples)
June 2018
Legend
No starts
3 - 50 starts
51 - 97 starts
98 - 145 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
June 2018
Legend
No starts
7 - 18 starts
19 - 29 starts
30 - 41 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
June 2018
Legend
4 - 64 starts
65 - 125 starts
126 - 186 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - June 2018
Legend
4 - 191 starts
192 - 379 starts
380 - 567 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - June 2018
Legend
3 - 43 starts
44 - 84 starts
85 - 125 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - June 2018
Legend
20 - 226 starts
227 - 432 starts
433 - 638 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2018		
Halifax CMA[1]	May 2018	June 2018
Trend[2]	2,195	2,419
SAAR	2,131	4,269
	June 2017	June 2018
Actual		
June - Single-Detached	98	110
June - Multiples	12	281
June - Total	110	391
January to June - Single-Detached	289	319
January to June - Multiples	1,001	824
January to June - Total	1,290	1,143

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2018	102	8	13	0	0	0	12	256	391
June 2017	95	4	8	0	0	0	3	0	110
% Change	7.4	100.0	62.5	n/a	n/a	n/a	**	n/a	**
Year-to-date 2018	290	66	61	5	0	77	32	612	1,143
Year-to-date 2017	268	36	41	0	0	84	28	833	1,290
% Change	8.2	83.3	48.8	n/a	n/a	-8.3	14.3	-26.5	-11.4
UNDER CONSTRUCTION									
June 2018	468	118	78	7	0	481	21	2,818	3,991
June 2017	378	118	78	0	0	491	13	2,883	3,973
% Change	23.8	0.0	0.0	n/a	n/a	-2.0	61.5	-2.3	0.5
COMPLETIONS									
June 2018	54	8	0	0	0	0	9	360	431
June 2017	59	18	6	0	0	0	8	252	343
% Change	-8.5	-55.6	-100.0	n/a	n/a	n/a	12.5	42.9	25.7
Year-to-date 2018	349	40	11	0	0	0	45	869	1,314
Year-to-date 2017	265	58	36	1	16	71	58	602	1,107
% Change	31.7	-31.0	-69.4	-100.0	-100.0	-100.0	-22.4	44.4	18.7
COMPLETED & NOT ABSORBED									
June 2018	91	14	12	2	0	64	n/a	n/a	183
June 2017	73	24	21	1	2	73	n/a	n/a	194
% Change	24.7	-41.7	-42.9	100.0	-100.0	-12.3	n/a	n/a	-5.7
ABSORBED									
June 2018	66	13	9	0	0	0	n/a	n/a	88
June 2017	56	11	7	0	0	0	n/a	n/a	74
% Change	17.9	18.2	28.6	n/a	n/a	n/a	n/a	n/a	18.9
Year-to-date 2018	347	74	19	1	0	7	n/a	n/a	448
Year-to-date 2017	259	42	37	0	14	49	n/a	n/a	401
% Change	34.0	76.2	-48.6	n/a	-100.0	-85.7	n/a	n/a	11.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
June 2018	24	2	10	0	0	0	0	111	147
June 2017	23	2	5	0	0	0	0	0	30
Dartmouth City									
June 2018	7	0	0	0	0	0	0	0	7
June 2017	4	0	0	0	0	0	0	0	4
Bedford-Hammonds Plains									
June 2018	34	0	0	0	0	0	7	145	186
June 2017	21	0	0	0	0	0	2	0	23
Sackville									
June 2018	0	0	0	0	0	0	4	0	4
June 2017	6	0	3	0	0	0	0	0	9
Fall River - Beaverbank									
June 2018	9	0	0	0	0	0	1	0	10
June 2017	14	0	0	0	0	0	1	0	15
Halifax County East									
June 2018	16	6	0	0	0	0	0	0	22
June 2017	11	0	0	0	0	0	0	0	11
Halifax County Southwest									
June 2018	12	0	3	0	0	0	0	0	15
June 2017	16	2	0	0	0	0	0	0	18
Halifax CMA									
June 2018	102	8	13	0	0	0	12	256	391
June 2017	95	4	8	0	0	0	3	0	110

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
June 2018	137	50	31	0	0	431	4	2,280	2,933
June 2017	116	58	22	0	0	491	0	2,345	3,032
Dartmouth City									
June 2018	26	10	0	0	0	50	0	30	116
June 2017	18	30	4	0	0	0	0	60	112
Bedford-Hammonds Plains									
June 2018	163	12	37	6	0	0	5	421	644
June 2017	97	8	30	0	0	0	7	279	421
Sackville									
June 2018	0	32	0	0	0	0	11	75	118
June 2017	15	12	6	0	0	0	3	199	235
Fall River - Beaverbank									
June 2018	35	4	0	0	0	0	1	0	40
June 2017	39	8	0	0	0	0	3	0	50
Halifax County East									
June 2018	39	6	3	0	0	0	0	12	60
June 2017	41	0	11	0	0	0	0	0	64
Halifax County Southwest									
June 2018	68	4	7	1	0	0	0	0	80
June 2017	52	2	5	0	0	0	0	0	59
Halifax CMA									
June 2018	468	118	78	7	0	481	21	2,818	3,991
June 2017	378	118	78	0	0	491	13	2,883	3,973

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
June 2018	4	8	0	0	0	0	0	360	372
June 2017	14	10	0	0	0	0	4	252	280
Dartmouth City									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	2	4	0	0	0	0	0	0	6
Bedford-Hammonds Plains									
June 2018	16	0	0	0	0	0	6	0	22
June 2017	20	4	6	0	0	0	1	0	31
Sackville									
June 2018	1	0	0	0	0	0	0	0	1
June 2017	1	0	0	0	0	0	0	0	1
Fall River - Beaverbank									
June 2018	3	0	0	0	0	0	1	0	4
June 2017	7	0	0	0	0	0	1	0	8
Halifax County East									
June 2018	23	0	0	0	0	0	0	0	23
June 2017	5	0	0	0	0	0	0	0	5
Halifax County Southwest									
June 2018	7	0	0	0	0	0	2	0	9
June 2017	10	0	0	0	0	0	2	0	12
Halifax CMA									
June 2018	54	8	0	0	0	0	9	360	431
June 2017	59	18	6	0	0	0	8	252	343

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
June 2018	29	9	3	0	0	0	n/a	n/a	41
June 2017	19	6	10	0	0	0	n/a	n/a	35
Dartmouth City									
June 2018	11	4	4	0	0	64	n/a	n/a	83
June 2017	7	15	1	0	2	71	n/a	n/a	96
Bedford-Hammonds Plains									
June 2018	27	0	5	2	0	0	n/a	n/a	34
June 2017	19	2	10	0	0	0	n/a	n/a	31
Sackville									
June 2018	2	1	0	0	0	0	n/a	n/a	3
June 2017	2	0	0	0	0	2	n/a	n/a	4
Fall River - Beaverbank									
June 2018	5	0	0	0	0	0	n/a	n/a	5
June 2017	6	1	0	0	0	0	n/a	n/a	7
Halifax County East									
June 2018	4	0	0	0	0	0	n/a	n/a	4
June 2017	8	0	0	0	0	0	n/a	n/a	8
Halifax County Southwest									
June 2018	13	0	0	0	0	0	n/a	n/a	13
June 2017	12	0	0	1	0	0	n/a	n/a	13
Halifax CMA									
June 2018	91	14	12	2	0	64	n/a	n/a	183
June 2017	73	24	21	1	2	73	n/a	n/a	194

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
June 2018	9	9	6	0	0	0	n/a	n/a	24
June 2017	11	7	2	0	0	0	n/a	n/a	20
Dartmouth City									
June 2018	0	4	0	0	0	0	n/a	n/a	4
June 2017	4	1	1	0	0	0	n/a	n/a	6
Bedford-Hammonds Plains									
June 2018	20	0	3	0	0	0	n/a	n/a	23
June 2017	19	2	4	0	0	0	n/a	n/a	25
Sackville									
June 2018	1	0	0	0	0	0	n/a	n/a	1
June 2017	2	0	0	0	0	0	n/a	n/a	2
Fall River - Beaverbank									
June 2018	5	0	0	0	0	0	n/a	n/a	5
June 2017	8	0	0	0	0	0	n/a	n/a	8
Halifax County East									
June 2018	21	0	0	0	0	0	n/a	n/a	21
June 2017	4	1	0	0	0	0	n/a	n/a	5
Halifax County Southwest									
June 2018	10	0	0	0	0	0	n/a	n/a	10
June 2017	8	0	0	0	0	0	n/a	n/a	8
Halifax CMA									
June 2018	66	13	9	0	0	0	n/a	n/a	88
June 2017	56	11	7	0	0	0	n/a	n/a	74

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	699	112	58	0	0	134	57	1,692	2,752
% Change	37.1	-24.3	-37.6	-100.0	n/a	-54.6	-37.4	45.0	19.4
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Halifax City	24	23	2	2	10	5	111	0	147	30	**
Dartmouth City	7	4	0	0	0	0	0	0	7	4	75.0
Bedford-Hammonds Plains	41	23	0	0	0	0	145	0	186	23	**
Sackville	0	6	0	0	4	3	0	0	4	9	-55.6
Fall River - Beaverbank	10	15	0	0	0	0	0	0	10	15	-33.3
Halifax County East	16	11	6	0	0	0	0	0	22	11	100.0
Halifax County Southwest	12	16	0	2	3	0	0	0	15	18	-16.7
Halifax CMA	110	98	8	4	17	8	256	0	391	110	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	71	90	32	10	20	13	515	833	638	946	-32.6
Dartmouth City	15	15	0	10	0	0	5	0	20	25	-20.0
Bedford-Hammonds Plains	125	74	10	6	35	21	145	84	315	185	70.3
Sackville	3	16	14	0	4	6	24	0	45	22	104.5
Fall River - Beaverbank	26	32	4	8	0	0	0	0	30	40	-25.0
Halifax County East	33	27	6	0	3	8	0	0	42	35	20.0
Halifax County Southwest	46	35	0	2	7	0	0	0	53	37	43.2
Halifax CMA	319	289	66	36	69	48	689	917	1,143	1,290	-11.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Halifax City	10	5	0	0	0	0	111	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	145	0
Sackville	0	3	4	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	3	0	0	0	0	0	0	0
Halifax CMA	13	8	4	0	0	0	256	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	20	13	0	0	77	84	438	749
Dartmouth City	0	0	0	0	0	0	5	0
Bedford-Hammonds Plains	31	17	4	4	0	0	145	84
Sackville	0	3	4	3	0	0	24	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	8	0	0	0	0	0	0
Halifax County Southwest	7	0	0	0	0	0	0	0
Halifax CMA	61	41	8	7	77	84	612	833

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Halifax City	36	30	0	0	111	0	147	30
Dartmouth City	7	4	0	0	0	0	7	4
Bedford-Hammonds Plains	34	21	0	0	152	2	186	23
Sackville	0	9	0	0	4	0	4	9
Fall River - Beaverbank	9	14	0	0	1	1	10	15
Halifax County East	22	11	0	0	0	0	22	11
Halifax County Southwest	15	18	0	0	0	0	15	18
Halifax CMA	123	107	0	0	268	3	391	110

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	123	113	77	84	438	749	638	946
Dartmouth City	14	20	0	0	6	5	20	25
Bedford-Hammonds Plains	147	89	4	0	164	96	315	185
Sackville	14	17	0	0	31	5	45	22
Fall River - Beaverbank	28	36	0	0	2	4	30	40
Halifax County East	41	35	0	0	1	0	42	35
Halifax County Southwest	50	35	1	0	2	2	53	37
Halifax CMA	417	345	82	84	644	861	1,143	1,290

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Halifax City	4	14	8	10	0	4	360	252	372	280	32.9
Dartmouth City	0	2	0	4	0	0	0	0	0	6	-100.0
Bedford-Hammonds Plains	22	21	0	4	0	6	0	0	22	31	-29.0
Sackville	1	1	0	0	0	0	0	0	1	1	0.0
Fall River - Beaverbank	4	8	0	0	0	0	0	0	4	8	-50.0
Halifax County East	23	5	0	0	0	0	0	0	23	5	**
Halifax County Southwest	7	10	2	2	0	0	0	0	9	12	-25.0
Halifax CMA	61	61	10	20	0	10	360	252	431	343	25.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	76	49	18	22	5	26	799	513	898	610	47.2
Dartmouth City	24	19	4	18	0	19	6	71	34	127	-73.2
Bedford-Hammonds Plains	109	91	2	6	6	23	64	89	181	209	-13.4
Sackville	9	8	14	0	6	0	0	0	29	8	**
Fall River - Beaverbank	32	27	0	8	0	12	0	0	32	47	-31.9
Halifax County East	68	37	4	4	8	6	0	0	80	47	70.2
Halifax County Southwest	56	57	4	2	0	0	0	0	60	59	1.7
Halifax CMA	374	288	46	60	25	86	869	673	1,314	1,107	18.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Halifax City	0	0	0	4	0	0	360	252
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	6	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	6	0	4	0	0	360	252

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	5	14	0	12	0	0	799	513
Dartmouth City	0	19	0	0	0	71	6	0
Bedford-Hammonds Plains	6	19	0	4	0	0	64	89
Sackville	0	0	6	0	0	0	0	0
Fall River - Beaverbank	0	0	0	12	0	0	0	0
Halifax County East	0	0	8	6	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	11	52	14	34	0	71	869	602

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Halifax City	12	24	0	0	360	256	372	280
Dartmouth City	0	6	0	0	0	0	0	6
Bedford-Hammonds Plains	16	30	0	0	6	1	22	31
Sackville	1	1	0	0	0	0	1	1
Fall River - Beaverbank	3	7	0	0	1	1	4	8
Halifax County East	23	5	0	0	0	0	23	5
Halifax County Southwest	7	10	0	0	2	2	9	12
Halifax CMA	62	83	0	0	369	260	431	343

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	95	85	0	0	803	525	898	610
Dartmouth City	27	35	0	87	7	5	34	127
Bedford-Hammonds Plains	101	107	0	0	80	102	181	209
Sackville	19	6	0	0	10	2	29	8
Fall River - Beaverbank	31	31	0	0	1	16	32	47
Halifax County East	71	41	0	0	9	6	80	47
Halifax County Southwest	56	54	0	1	4	4	60	59
Halifax CMA	400	359	0	88	914	660	1,314	1,107

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
June 2018	2	22.2	3	33.3	0	0.0	0	0.0	4	44.4	9	-	-
June 2017	1	9.1	3	27.3	2	18.2	1	9.1	4	36.4	11	-	540,760
Year-to-date 2018	16	21.1	22	28.9	14	18.4	12	15.8	12	15.8	76	-	485,029
Year-to-date 2017	4	8.7	6	13.0	9	19.6	9	19.6	18	39.1	46	-	511,983
Dartmouth City													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2017	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	-	-
Year-to-date 2018	5	27.8	6	33.3	1	5.6	4	22.2	2	11.1	18	-	-
Year-to-date 2017	5	23.8	5	23.8	4	19.0	5	23.8	2	9.5	21	-	-
Bedford-Hammonds Plains													
June 2018	0	0.0	0	0.0	3	15.0	9	45.0	8	40.0	20	-	-
June 2017	0	0.0	2	10.5	1	5.3	8	42.1	8	42.1	19	535,000	522,942
Year-to-date 2018	2	2.3	5	5.7	11	12.5	41	46.6	29	33.0	88	-	599,409
Year-to-date 2017	1	1.4	5	7.0	6	8.5	31	43.7	28	39.4	71	535,000	533,803
Sackville													
June 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
June 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2018	1	7.7	12	92.3	0	0.0	0	0.0	0	0.0	13	-	331,211
Year-to-date 2017	1	16.7	0	0.0	0	0.0	2	33.3	3	50.0	6	-	-
Fall River - Beaverbank													
June 2018	0	0.0	3	60.0	0	0.0	0	0.0	2	40.0	5	-	-
June 2017	2	25.0	4	50.0	0	0.0	2	25.0	0	0.0	8	-	-
Year-to-date 2018	3	9.4	15	46.9	5	15.6	2	6.3	7	21.9	32	-	-
Year-to-date 2017	5	19.2	11	42.3	3	11.5	6	23.1	1	3.8	26	-	293,975
Halifax County East													
June 2018	18	85.7	2	9.5	0	0.0	1	4.8	0	0.0	21	-	175,292
June 2017	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2018	39	57.4	20	29.4	4	5.9	5	7.4	0	0.0	68	-	265,179
Year-to-date 2017	18	50.0	12	33.3	4	11.1	1	2.8	1	2.8	36	-	325,511
Halifax County Southwest													
June 2018	2	20.0	4	40.0	0	0.0	2	20.0	2	20.0	10	-	685,975
June 2017	1	12.5	1	12.5	2	25.0	3	37.5	1	12.5	8	-	-
Year-to-date 2018	9	17.6	18	35.3	5	9.8	11	21.6	8	15.7	51	-	523,445
Year-to-date 2017	4	7.5	19	35.8	10	18.9	13	24.5	7	13.2	53	-	424,200
Halifax CMA													
June 2018	22	33.3	13	19.7	3	4.5	12	18.2	16	24.2	66	-	419,531
June 2017	6	10.7	13	23.2	6	10.7	17	30.4	14	25.0	56	460,000	463,121
Year-to-date 2018	75	21.7	98	28.3	40	11.6	75	21.7	58	16.8	346	407,500	432,908
Year-to-date 2017	38	14.7	58	22.4	36	13.9	67	25.9	60	23.2	259	460,000	507,677

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2018						
Submarket	June 2018	June 2017	% Change	YTD 2018	YTD 2017	% Change
Halifax City	-	540,760	n/a	485,029	511,983	-5.3
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	522,942	n/a	599,409	533,803	12.3
Sackville	-	-	n/a	331,211	-	n/a
Fall River - Beaverbank	-	-	n/a	-	293,975	n/a
Halifax County East	175,292	-	n/a	265,179	325,511	-18.5
Halifax County Southwest	685,975	-	n/a	523,445	424,200	23.4
Halifax CMA	419,531	463,121	-9.4	432,908	507,677	-14.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Halifax- Dartmouth

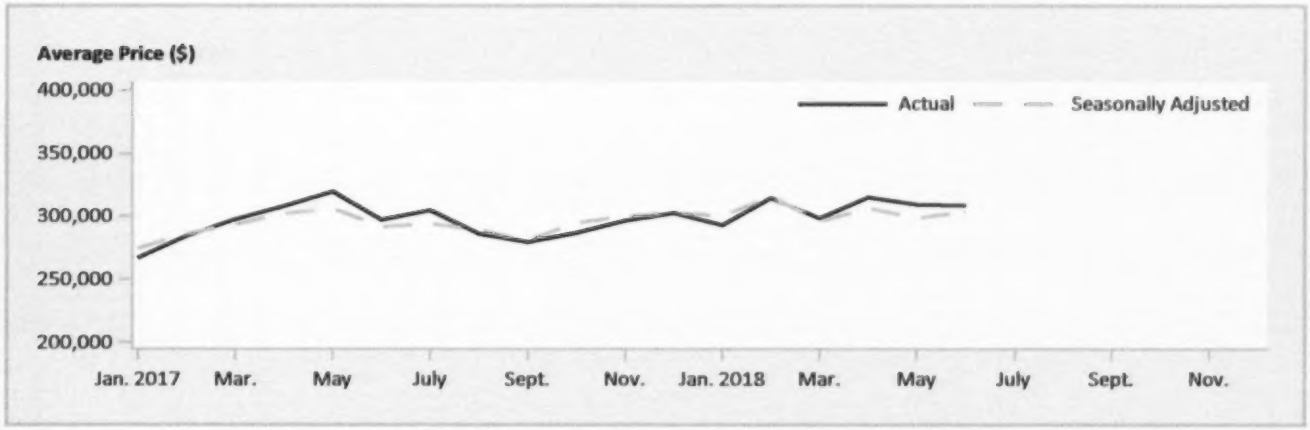


Figure 5.2: MLS® Residential Sales for Halifax- Dartmouth

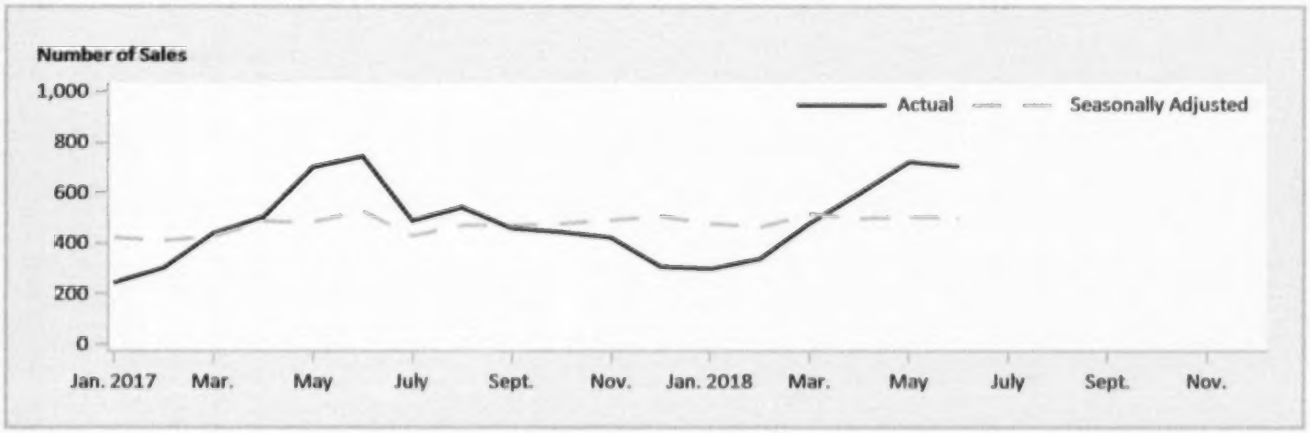
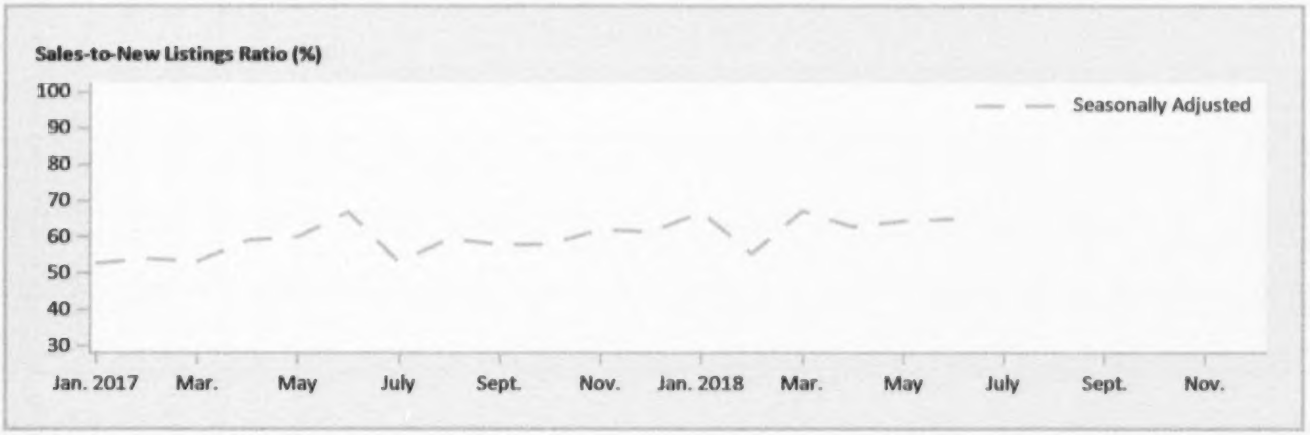


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Halifax- Dartmouth



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2018

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	130.5	226	6.1	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.3	67.2	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.2	878
	April	561	3.14	4.64	100.0	130.9	224	6.7	67.3	880
	May	561	3.14	4.64	100.4	131.1	225	6.9	67.6	882
	June	561	3.14	4.64	100.4	131.2	225	7.0	67.5	880
	July	573	3.14	4.84	100.8	131.3	225	6.9	67.4	886
	August	573	3.14	4.84	100.7	131.4	224	7.3	67.1	891
	September	575	3.09	4.89	100.8	132.2	224	7.3	67.1	901
	October	581	3.24	4.99	101.1	131.6	223	7.4	66.8	906
	November	581	3.24	4.99	101.1	132.0	224	7.3	66.9	908
	December	581	3.24	4.99	101.0	131.5	225	7.0	66.8	906
2018	January	590	3.34	5.14	101.0	132.2	226	6.8	67.1	906
	February	590	3.34	5.14	101.0	133.1	230	6.4	67.7	910
	March	590	3.34	5.14	101.5	133.8	233	6.0	68.1	908
	April	590	3.34	5.14	101.9	134.4	235	5.6	68.5	901
	May	601	3.49	5.34	101.8	133.9	234	5.7	68.2	896
	June	601	3.49	5.34		133.9	234	6.0	68.2	898
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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